

FINAL PLAT

FIRESTONE CENTER

A REPLAT OF TRACT K AND TRACT L OF MOUNTAIN SHADOWS SUBDIVISION FILING NO. 1, A PART OF THE EAST HALF OF SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 2 NORTH, RANGE 68 WEST, OF THE 6TH P.M., TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO

Know all men by these presents, that Cavalli-Dotson Ventures I, LLC, a Colorado Limited Liability Company being the sole owners and proprietors of the land shown in this preliminary plat and described as follows:

A parcel of land located in the East Half (E1/2) of Southeast Quarter (SE1/4) Section One (1), Township Two North (T.2N.), Range Sixty-eight West (R.68W.) of the Sixth Principal Meridian (6th P.M.), Town of Firestone, County of Weld, State of Colorado and being more particularly described as follows:

Tract K and Tract L of Mountain Shadows Subdivision Filing No. 1, according to the recorded plat thereof on file in the Office of the Weld County Clerk and Recorder under Reception No. 3037982 as filed March 3, 2003, Town of Firestone, County of Weld, State of Colorado.

Said parcels contains 14.205 acres more or less (±).

Have laid out, subdivided and platted said land as per the drawing hereon contained under the name and style of FIRESTONE CENTER, a subdivision of a part of the Town of Firestone, County of Weld, State of Colorado, and by these presents do hereby dedicate to the Town of Firestone the streets, avenues, Tract C, Tract D and other public places as shown on the accompanying plat for public use thereof forever, and do also dedicate to the use of the Town of Firestone and all serving public utilities (and other appropriate entities) those portions of said real property which are so designated as easements as shown.

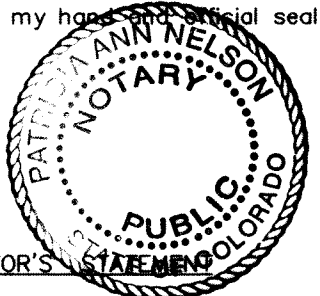
It is expressly understood and agreed by the undersigned that all expenses and costs involved in constructing and installing sanitary sewer system works and lines, water system works and lines, gas service lines, electrical service works and lines, landscaping, curbs, gutters, street pavement, sidewalks, and other such utilities and services shall be guaranteed and paid for by the subdivider or arrangements made by the subdivider thereof which are approved by the Town of Firestone, Colorado, and such sums shall not be paid by the Town of Firestone, and that any item so constructed or installed when accepted by the Town of Firestone shall become the sole property of said Town of Firestone, Colorado, except private roadway curbs, gutter, and pavement and items owned by municipality franchised utilities, other serving public entities and/or Qwest Communications, Inc., which when constructed or installed shall remain and/or become the property of such municipality franchised utilities, other serving public entities, and/or Qwest Communications, Inc. and shall not become the property of the Town of Firestone, Colorado.

Cavalli-Dotson Ventures I, LLC, a Colorado Limited Liability Company
Bailey Dotson - Operating Manager

State of Colorado)
County of Weld)

The foregoing instrument was acknowledged before me
this 22 day of August, 2003
by Bailey Dotson

Witness my hand and official seal.



Patricia Ann Nelson
Notary Public
April 22, 2005
My Commission Expires

SURVEYOR'S

I, Steven A. Lund, a Colorado Registered Professional Land Surveyor, do hereby state that this Land Subdivision Plat was prepared from an actual survey under my personal supervision, that the monumentation as indicated hereon were found or set as shown, and that the foregoing plat is an accurate representation thereof, all this to the best of my knowledge, information, and belief.

Steven A. Lund-On Behalf Of King Surveyors Inc.
Colorado Registered Professional
Land Surveyor #34995

TOWN OF FIRESTONE APPROVAL

This is to certify that the Plat of Firestone Center was approved on this 24th
day of APRIL, 2003, and that the Mayor of the Town of Firestone on behalf of the Town of Firestone, hereby acknowledges said Plat upon which this certificate is endorsed for all purposes indicated thereon.

Mayor

Attest: Town Clerk

Judy L. Heywood

TITLE COMMITMENT NOTE

This survey does not constitute a title search by King Surveyors Inc. to determine ownership or easements of record. For all information regarding easements, rights-of-way and title of records, King Surveyors Inc. relied upon Title Commitment Number FC25027802 dated March 28, 2003, as prepared by Land Title Guarantee Company to delineate the aforesaid information.

BASIS OF BEARINGS

Assuming the East line of the Southeast Quarter (SE1/4) of Section 1, Township 2 North, Range 68 West to bear South 00°22'35" West with all bearings contained herein relative thereto.

FLOOD PLAIN NOTE

Entire property is in flood zone "C", "areas of minimal flooding" per FEMA flood map 080266 0855 C revised September 28, 1992.

NOTE

According to Colorado law, you must commence any legal action based upon any defect in this survey within three years after you discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years after the date of the certificate shown hereon. (13-80-105 C.R.S.)

AGRICULTURE NOTE

Weld County is one of the most productive agricultural counties in the United States. The rural areas of Weld County may be open and spacious, but they are intensively used for agriculture. Persons moving into a rural area must recognize there are drawbacks, including conflicts with long-standing agricultural practices and a lower level of services than in town.

Agricultural users of the land should not be expected to change their long-established agricultural practices to accommodate the intrusions of urban users into a rural area. Well run agricultural activities will generate offsite impacts, including noise from tractors and equipment; dust from animal pens, field work, harvest, and gravel roads; odor from animal confinement, silage, and manure; smoke from ditch burning; flies and mosquitoes; the use of pesticides and fertilizers in the fields, including the use of aerial spraying. Ditches and reservoirs cannot simply be moved "out of the way" of residential development without threatening the efficient delivery of irrigation to fields which is essential to farm production.

Children are exposed to different hazards in the country than in an urban or suburban setting. Farm equipment and all field equipment, ponds and irrigation ditches, electrical power for pumps and center pivot operations, high speed traffic, sand bars, puncture vines, territorial farm dogs, and livestock present real threats to children. Controlling children's activities is important, not only for their safety, but also for the protection of the farmer's livelihood.

PLAT NOTES:

- 1.) MAINTENANCE OF THE NORTH HALF OF TRACT C AND TRACT D IS THE RESPONSIBILITY OF THE ADJOINING LANDOWNER. THE MAINTENANCE OF THE SOUTH HALF OF TRACT C AND TRACT D SHALL BE THE RESPONSIBILITY OF THE TOWN OF FIRESTONE.
- 2.) ANY UTILITY LOCATED WITHIN THE NOTED 20-FOOT DRAINAGE AND PUBLIC PEDESTRIAN ACCESS EASEMENT MUST BE APPROVED BY THE TOWN PRIOR TO INSTALLATION IN ORDER TO ASSURE THAT SUCH UTILITY DOES NOT CONFLICT WITH THE FIRESTONE TRAIL CONNECTING TRAIL.
- 3.) THE TOWN OF FIRESTONE WATER RIGHTS DEDICATION REQUIREMENTS FOR LOTS WITHIN THE SUBDIVISION MUST BE SATISFIED PRIOR TO THE ISSUANCE OF THE FIRST OF ANY FINAL DEVELOPMENT PLAN APPROVED, BUILDING PERMIT, OR WATER TAP FOR SUCH LOT.

OWNER: Cavalli-Dotson Ventures I, LLC,
a Colorado Limited Liability Company
1011 S. Valentia #36
Denver, CO 80231

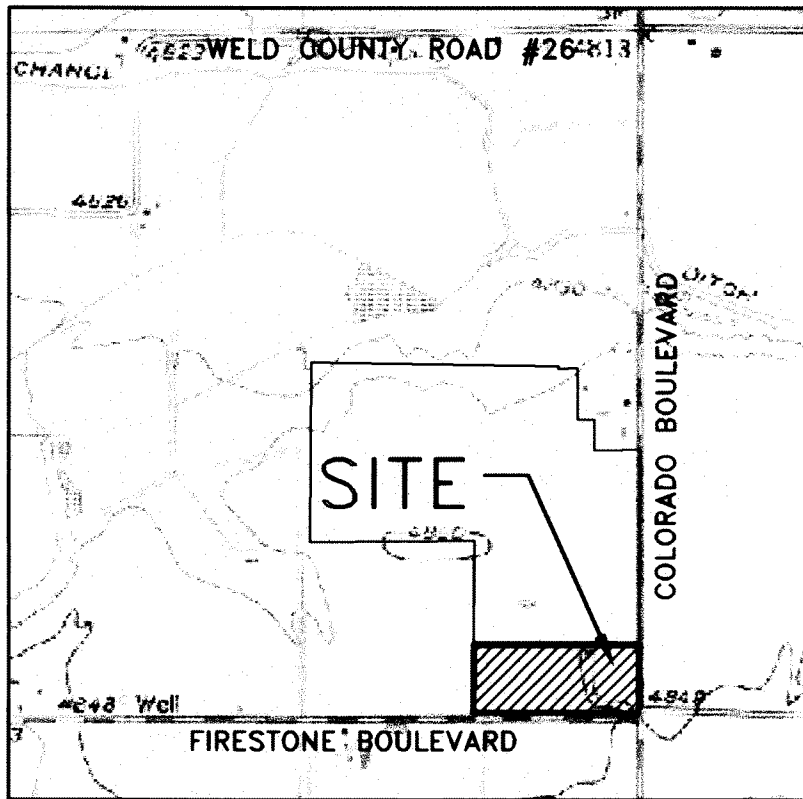
DEVELOPER: Cavalli-Dotson Ventures I, LLC,
a Colorado Limited Liability Company
1011 S. Valentia #36
Denver, CO 80231

ENGINEERS: Benchmark Engineering
1920 Thomas Avenue, Suite 620
Cheyenne, WY 82001

SURVEYORS: King Surveyors
9299 Eastman Park Drive
Windsor, CO 80550

LEGEND

- ✕-✕ FENCE LINE
- - - EASEMENT
- SECTION LINE
- QUARTER SECTION LINE
- PROPERTY LINE
- - - BUILDING SETBACK LINE
- R RECORDED
- P PLATTED
- M MEASURED
- DE DRAINAGE EASEMENT
- PAE PEDESTRIAN ACCESS EASEMENT
- U&D UTILITY AND DRAINAGE EASEMENT
- U&AE UTILITY AND ACCESS EASEMENT
- PA&UE PEDESTRIAN ACCESS & UTILITY EASEMENT
- UD&PAE UTILITY, DRAINAGE AND PEDESTRIAN ACCESS EASEMENT
- FOUND ALIQUOT CORNER AS DESCRIBED
- SET ALIQUOT CORNER AS DESCRIBED
- FOUND #4 REBAR WITH YELLOW PLASTIC CAP STAMPED LS33642
- SET 24" OF #4 REBAR WITH YELLOW PLASTIC CAP STAMPED LS 34995
- O CALCULATED POSITION



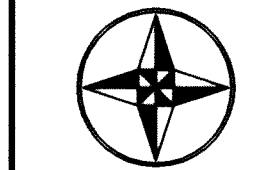
VICINITY MAP
1" = 1500'±

Firestone Information Block	
Name of Submittal:	Firestone Center
Type of Submittal:	Final Plat
Filing Number:	1
Phase Number:	1
Sheet Title:	Firestone Center
Preparation Date:	12/09/02
Revision Date:	1/02/03
Revision Date:	5/15/03
Revision Date:	7/7/03
Revision Date:	7/25/03
Revision Date:	

Sheet 1 of 2

DATE: 12/9/02
FILE NAME: 2002427SUBFINAL
SCALE: 1"=50'
DRAWN BY: DJB
CHECKED BY: SAL

KING SURVEYORS INC.
9299 EASTMAN PARK DRIVE • WINDSOR, CO 80550
PHONE: (970) 686-5011 • FAX: (970) 686-5821 • WWW.KINGSURVEYORS.COM



REVISIONS:	DATE:
CHANGE ALIGNMENT OF CHARRON ST	1-02-03
TOWN OF FIRESTONE COMMENTS	5-15-03
FINAL REVIEW	7-25-03
ADDED PED EASEMENT & NOTES	8-21-03

FIRESTONE CENTER
FINAL PLAT
CAVALLI-DOTSON VENTURES I, LLC
1011 S. VALENTIA STREET #36, DENVER, CO. 80231
PHONE (303) 751-9910

PROJECT #
2002427

1
SHT 1 OF 2

UNREPORTED

3100398 08/27/2003 02:14P Weld County, CO
2 of 2 R 21.00 D 0.00 Steve Moreno Clerk & Recorder

FINAL PLAT
FIRESTONE CENTER

A REPLAT OF TRACT K AND TRACT L OF MOUNTAIN SHADOWS SUBDIVISION FILING NO. 1, A PART OF THE
EAST HALF OF SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 2 NORTH, RANGE 68 WEST, OF THE 6TH P.M.,
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO

SOUTHEAST SIXTEENTH CORNER
SECTION 1-T-2N-R-68W
FOUND #5 REBAR WITH 2"
ALUM. CAP STAMPED LS 23500

EAST QUARTER CORNER
SECTION 1-T-2N-R-68W
FOUND #5 REBAR WITH
ALUM. CAP (ILLEGIBLE)
0.3' BELOW ASPHALT
ROAD SURFACE
POINT OF COMMENCEMENT

WITNESS CORNER TO
EAST QUARTER CORNER
SECTION 1-T-2N-R-68W
FOUND 2" ALUM. PIPE
WITH 2 1/2" CAP
STAMPED W.C. 28.00',
LS 17664

THE SHORES ANNEXATION TO THE
TOWN OF FIRESTONE

OAK MEADOWS P.U.D.
FIRST FILING
TRACT I

OAK MEADOWS P.U.D.
FIRST FILING
(FUTURE COMMERCIAL)

KING SURVEYORS INC.
9299 EASTMAN PARK DRIVE • WINDSOR, CO 80550
PHONE: (970) 686-5011 • FAX: (970) 686-5821 • WWW.KINGSURVEYORS.COM



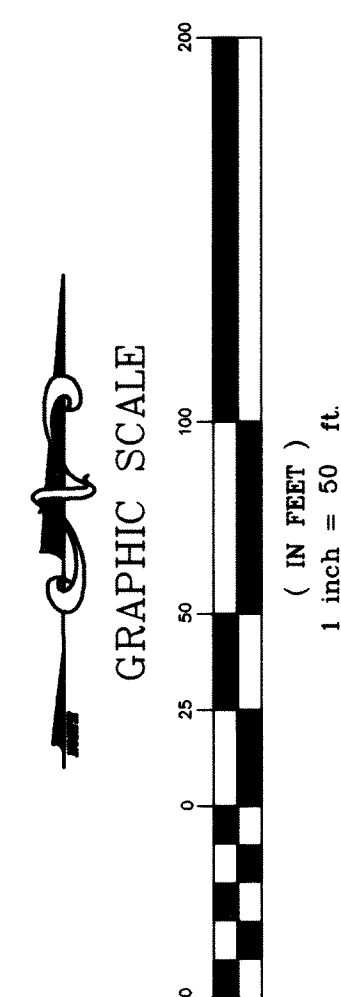
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FIRESTONE CENTER
FINAL PLAT
BEST BUY HOMES, LLC
1011 S. VALENTIA STREET, #36 DENVER, CO. 80231
PHONE (303) 751-9910

PROJECT #
2002427

2

SHT 2 OF 2



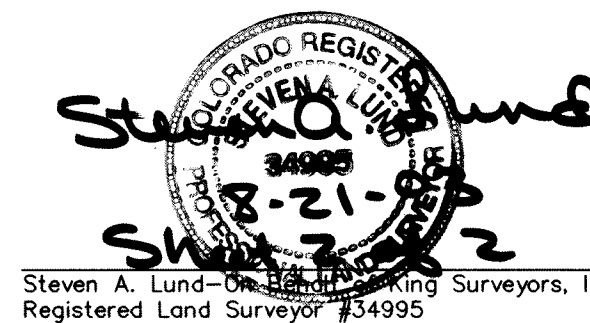
LINE	BEARING	LENGTH
L1	N71°29'05"E	6.93'
L2	N71°29'05"E	9.63'
L3	S18°30'55"E	2.50'
L4	N71°29'05"E	40.37'
L5	N01°23'30"E	25.01'
L6	S00°22'35"W	24.96'
L7	S18°30'55"E	2.50'
L8	N71°29'05"E	40.37'

CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C1	46.87'	30.00'	89°31'02"	42.25'	N45°08'06"E
C2	9.60'	1880.00'	017°33'	9.60'	S89°57'35"E
C3	89.42'	1943.32'	2°02'48"	69.41'	S88°50'52"E
C4	31.42'	20.00'	90°00'00"	28.28'	S44°48'48"E
C5	31.42'	20.00'	90°00'00"	28.28'	N45°11'12"E
C6	140.22'	274.00'	29°19'16"	138.69'	N14°28'26"W
C7	105.42'	206.00'	29°19'16"	104.27'	N14°28'26"W
C8	122.82'	240.00'	29°19'16"	121.48'	N14°28'26"W
C9	107.39'	208.50'	29°30'39"	106.21'	S14°22'44"E
C10	139.84'	271.50'	29°30'39"	138.30'	S14°22'44"E

CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C11	123.61'	240.00'	29°30'39"	122.25'	S14°22'44"E
C12	311.55'	150.00'	119°00'14"	258.49'	N84°03'32"E
C13	19.58'	20.00'	56°05'36"	18.81'	S82°19'37"W
C14	50.72'	100.00'	29°03'34"	50.18'	N75°50'48"E
C15	62.89'	124.00'	29°03'34"	62.22'	N75°50'48"E
C16	50.48'	150.00'	191°7'00"	50.25'	S46°04'51"E
C17	21.84'	24.50'	51°04'41"	21.13'	S82°58'35"E
C18	43.86'	44.50'	56°28'18"	42.11'	S43°14'56"W
C19	32.64'	100.00'	18°42'07"	32.50'	S80°50'08"W
C20	104.29'	50.00'	119°30'39"	86.39'	S30°37'16"W

LOT A
RECORDED EXEMPTION
1313-12-1-RE-1340

MOUNTAIN VIEW
FIRE DISTRICT



MAINTENANCE OF THE NORTH HALF OF TRACT C AND TRACT D IS THE RESPONSIBILITY OF THE ADJOINING LANDOWNER WITHIN THE NORTH HALF OF EACH TRACT. THE MAINTENANCE OF THE SOUTH HALF OF TRACT C AND TRACT D SHALL BE THE RESPONSIBILITY OF THE TOWN OF FIRESTONE.

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Sheet 2 of 2

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